

COMMITTEE OF THE WHOLE JUNE 20, 2005

**OFFICIAL PLAN AMENDMENT FILE OP.05.010
SCEPTRE DEVELOPMENTS
REPORT #P.2005.27**

Recommendation

The Commissioner of Planning recommends:

1. THAT Official Plan Amendment File OP.05.010 (Sceptre Developments) BE APPROVED, to redesignate the subject lands shown on Attachments #1 and #2 from "Low Density Residential" to "Mixed Use Commercial" in accordance with the Woodbridge Core Area policies in OPA #440 to permit a 4-storey, 39 unit residential condominium (stacked townhouse) building with 912m² of ground floor commercial area, and that the implementing Official Plan Amendment incorporate the following policies that will require the following:
 - a) the necessary studies (ie. parking study, traffic, environmental, cultural heritage resource impact assessment, noise etc.) to be submitted in support of a site plan application: and
 - b) a high quality built form in conformity with the Woodbridge Core Urban Design Guidelines and compatible with the existing built form and proposed (Phase One) development.

Economic Impact

There are no requirements for new funding associated with this report. The proposed development will add new assessment to the local tax base.

Purpose

The Owner has submitted applications to :

1. Amend Official Plan Amendment #240 (Woodbridge Community Plan) to redesignate the subject lands shown on Attachment #1 from "Low Density Residential" to "Mixed Use Commercial" in accordance with the Woodbridge Core Area policies in OPA #440, and include policies that will permit a 4-storey, 39 unit residential condominium (stacked townhouse) building with 912m² of ground floor commercial area; and

On October 12, 2004, Council approved Official Plan and Zoning By-Law Amendment applications OP.04.010 and Z.04.028 to permit a 6-storey, tiered condominium building comprised of 146 residential units and ground floor commercial on the abutting Phase One lands shown on Attachment #1. On October 25, 2004, Council adopted OPA #615 to implement the mixed-use development. The implementing zoning by-law has not been enacted for the Phase One lands as site plan approval is required. The Owner has since assembled the properties to the immediate south being 7913, 7925, 7927, 7929, 7933 Kipling Avenue for redevelopment (Phase Two) which is the subject of this report, and has submitted a comprehensive plan showing both phases of the overall development (Attachment #2).

The original Phase Two development submission proposed two, 4-storey buildings connected by a concrete atrium structure and comprised of 62 residential units and 67 parking spaces (Attachment #7). At the May 16, 2005 Public Hearing, the applicant, after meeting with area ratepayers tabled the new proposal shown on Attachment #2, which is the subject of review in this report.

The subject lands shown on Attachment #1 are located on the east side of Kipling Avenue, south of Woodbridge Avenue, in Part of Lot 7, Concession 7, (7913, 7925, 7927, 7929 and 7933 Kipling Avenue), City of Vaughan. The 0.36 ha parcel represents a consolidation of four separate landholdings into one development block. The lands currently contain 5 detached residential dwellings, all of which are proposed to be demolished.

The lands are designated "Low Density Residential" by OPA #240 (Woodbridge Community Plan), as amended by OPA #356 (Kipling Avenue Corridor) and OPA #440 Woodbridge Core Area Plan), and zoned R3 Residential Zone by By-law 1-88. The surrounding land uses are:

- North - approved Official Plan and Zoning By-law applications for a 6-storey mixed residential/commercial condominium (Woodbridge Gates Condominium Phase One – C1 Restricted Commercial Zone)
- South - existing single detached dwellings (R3 Residential Zone)
- East - existing York Region seniors building and townhouse units (RM1 and RM2 Multiple Residential Zones, respectively)
- West - Kipling Avenue; existing detached dwellings converted to commercial and home occupation uses (C3 Local Commercial Zone and R3 Residential Zone)

Public Hearing

On April 22, 2005, a Notice of Public Hearing to consider the Official Plan and Zoning Amendment applications was mailed to all property owners within 120m of the subject lands, and to the West Woodbridge Ratepayers Association, the Kipling Avenue Ratepayers Association and the Friends of the Village Group. A number of residents spoke both in support and in opposition to the proposed development at the Public Hearing, with the following comments:

- the development proposes to demolish all the existing homes which would change the look and character of Kipling Avenue. Preservation and incorporation of the existing homes should be considered;
- increased traffic as a result of the new proposal;
- Kipling Avenue should be left mainly as residential, and commercial should be restricted to Woodbridge Avenue;
- adequacy of parking for the proposed Phase One and Phase Two development;
- proper transition between the subject lands and lands to the south (7909 Kipling Avenue);
- development is encouraged, provided it is comprehensive;
- redevelopment of the area is good and the applicant is addressing many of the concerns raised by the local ratepayer group; and
- in favour of the development, as it will clean up the area.

To date, one (1) written response has been received from the resident located directly abutting to the south at 7909 Kipling Avenue, expressing the following comments summarized below:

- redevelopment is welcomed and change is encouraged along Kipling Avenue and Woodbridge Avenue;
- the resident is in favour of an overall comprehensive development and pleased that the applicant is developing this site in conjunction with the site to the north (Phase One);
- public involvement is required and a site plan should be submitted along with the Official Plan in order to restore this corner and provide an attractive place to live;
- the proposed development neglects a transition between the subject lands and the lands to the immediate south (7909 Kipling Avenue). The proposed 4-storey building is located within a few metres of a two-storey home and one does not provide an appropriate transition;

- additional open space and landscape area should be introduced to provide an increased buffer between the development and the existing residential home; and
- adequate parking should be provided.

The recommendation of the Committee of the Whole to receive the Public Hearing report of May 16, 2005, and to forward a comprehensive report to a future Committee meeting, was ratified by Council on May 24, 2005.

Land Use Status

a) Provincial Policy Statement (2005)

The subject applications were commenced after March 1, 2005 and are therefore subject to the 2005 Provincial Policy Statement (PPS). The PPS encourages the focus of new growth to urban areas and promotes:

- i) efficient, cost effective development, and land use patterns;
- ii) avoid the need of unnecessary and/or uneconomical expansion of infrastructure; and
- iii) support intensification and redevelopment.

The PPS also promotes a full range and mix of housing types and densities to meet projected demographic and market requirements of current and future residents, for a time horizon of up to 20 years. The proposal is consistent with the Provincial Policy Statement.

b) York Region Official Plan

The Regional Official Plan identifies the subject lands as an "Urban Area" served by major transportation corridors and transit systems. Objectives of the Regional Plan include targeting growth to existing built-up portions of urban areas, encouraging carefully planned intensification, and providing for a broad range of housing types. The proposed development is consistent with the policies in the Regional Official Plan policies.

c) Vaughan Official Plan

The subject lands are designated "Low Density Residential" by OPA #240 (Woodbridge Community Plan), as amended by OPA #356 (Kipling Avenue Corridor) which permits detached dwellings with limited business or professional office use as a home occupation along Kipling Avenue, between Woodbridge Avenue and Regional Road #7. The subject lands would comprise the second phase to the approved Phase One development (Woodbridge Gates) located at the southeast corner of Woodbridge Avenue and Kipling Avenue, which is identified as a gateway location in the Woodbridge Core Area which the subject lands are also located within and subject to the policies in OPA #440.

A general goal of the Core Area Official Plan (OPA #440) is to ensure that the Woodbridge Historic Commercial Centre continues to fulfill a vital role in the Woodbridge Community as a unique focus of commercial, institutional and recreational services. In addition, buildings are encouraged to be designed in a manner that is complementary to the overall heritage character of the area. Building form, height, shape and details should complement the surrounding historical/architecturally significant buildings as much as possible.

The proposed development will be comprehensively developed and shall conform to the policies and criteria outlined for properties within the "Mixed Use Commercial" designation to ensure a high quality and compatible development with the Phase One and surrounding lands. The criteria are briefly outlined (in part) as follows:

- Development shall be designed to create a lively and active streetscape fostering pedestrian circulation. The use of display windows facing the sidewalks and minimal setbacks from the street frontage will be encouraged. Buildings may only be permitted to be set back from the street where the frontage is used as a patio or seating area with pedestrian focus. Residential uses shall not be permitted along Woodbridge Avenue.
- Access to residential units should be provided in a manner, which provides convenience and security to the residents and does not conflict with the commercial frontages.
- All development shall be of low profile, street-oriented nature. Building heights should generally not exceed three storeys with an opportunity for a fourth storey to be incorporated into the roof area, depending on a compatible relationship to adjacent development.
- Service and garbage storage areas shall be shielded to as great an extent as possible by means of landscaping or design elements.
- Pedestrian systems within developments such as mews, courtyards and lanes will be encouraged. Pedestrian links between commercial sites shall be provided either by means of connections to the street or by direct connections to adjacent commercial sites.
- Parking areas may be provided in a combination of surface, underground or deck structures, and will not be permitted in any front yard and screened from public streets by buildings or other means, such as landscaping.

The development applications propose a 4-storey residential stacked townhouse building with ground floor commercial uses along Kipling Avenue. An Official Plan amendment is required to redesignate the subject lands from "Low Density Residential" to "Mixed Use Commercial" consistent with the lands to the immediate north (Phase One), which will permit both sites to be developed comprehensively. Commercial uses along this stretch of Kipling Avenue are currently limited to home occupation uses, however a number of development applications in recent years have been permitted to allow an expanded range of commercial uses.

Density

OPA #240 permits a maximum residential density of 17 units per gross hectare for "Low Density Residential" development within the Woodbridge Core Area. The applicant is proposing to redesignate the subject lands from "Low Density Residential" to "Mixed Use Commercial", consistent with Phase One. The Woodbridge Core Area policies in OPA #440 does not establish a maximum density requirement for lands designated "Mixed Use Commercial". Instead, the number of units are determined from within a building envelope that is defined by building height and minimum setback requirements.

Zoning

The lands represent a consolidation of four lots to form one development block and are zoned R3 Residential Zone. A Zoning By-law Amendment application to rezone the subject lands from R3 Residential Zone to RA2 Apartment Residential Zone has been filed to facilitate the proposed development.

The Owner has submitted a conceptual site plan, as shown on Attachment #2. Based on the current plan, the following zoning exceptions are required to implement the proposal:

- permit a maximum of 39 residential stacked townhouse units;
- permit a maximum building height of 4-storeys or 14.5m to the top of the roof;

- permit a minimum of 300 parking spaces for the site, whereas the By-law requires 396 spaces; and
- require a minimum front yard (Kipling Avenue) of 1m, whereas the By-law requires 7.5m.

By-law 1-88 does not have a mixed-use zone category to implement mixed-use of development, and therefore, the application of site-specific zoning requirements within the RA2 Zone category will be used to facilitate the proposed development.

The final zoning exceptions that are required to implement the proposal, may change through the site plan approval process, and will be identified in the future technical report for the site plan application. A formal site plan application submission is required in order to assess and confirm the appropriate development standards for the subject lands. Final approval of the zoning amendment application will be considered together with a site development application at a future meeting of the Committee of the Whole. The implementing zoning by-law will not be enacted until such time as Council has approved the final site plan.

Planning Considerations

Surrounding Area Context

The subject lands front onto Kipling Avenue, south of Woodbridge Avenue within the Woodbridge Core Area. The Core Area has been undergoing intensification in the form of mixed-use commercial/high density residential development, particularly along Woodbridge Avenue, with properties on Kipling Avenue also being subject to development applications proposing higher residential densities and commercial uses. The area within the vicinity of the subject lands is developed with existing detached dwellings, some of which, are used for home occupation, and others for residential purposes. Many of the homes on or in the vicinity of the subject lands are older structures and may have some historical or architectural significance, and therefore, should be considered with input from Cultural Services Department and Heritage Vaughan.

Urban Design Guidelines

On October 14, 1994, Council approved Urban Design Guidelines for the Woodbridge Core Area to establish urban design, architectural and landscape guidelines as a basis for reviewing development applications within the Core Area. In addition, the guidelines established an inventory of significant heritage structures categorized in Groups 1 to 3, with Group 1 being the most significant, and Group 3 structures the least.

The structure at 7913 Kipling Avenue is identified in the Core Guidelines as Group 3 structure. The remaining buildings have not been categorized into groups. The current site plan does not incorporate 7913 Kipling Avenue into the proposed development concept.

The Core Area Guidelines are divided into two parts; the first part deals with the current conditions and identifies the proposed urban fabric, and the second deals more specifically with issues related to the development and redevelopment of individual properties within the area. Specifically, the guidelines address building siting, setback, access and parking, scale and massing, and building height, which will be assessed during site plan approval process.

a) Building Siting and Setback

The correct building siting is vital to the urban environment as it enhances the human scale and pedestrian circulation. The guidelines envision a building setback along main roads generally aligned with historical structures and without side yard setbacks, unless required for vehicle and pedestrian access. The Phase One development proposed a minimum 0m setback along Kipling

Avenue and Woodbridge Avenue, with the development in Phase Two proposing a building setback ranging from 1m to 2m along Kipling Avenue.

b) Access and Parking

The Core Area Guidelines encourage the consolidation of driveways along Woodbridge Avenue and Kipling Avenue concealment of surface parking, and the provision of vehicular links. The proposed site plan shown on Attachment #2 identifies two access points on Kipling Avenue into the site and leading to an underground parking garage. The driveway and parking underground garage serve both Phases One and Two of the overall comprehensive development. The underground and surface parking areas are accessed and located behind the building away from Woodbridge Avenue and Kipling Avenue. The Engineering Department will review the proposed driveway locations, access and parking layout designs as part of the site plan review process.

c) Scale and Massing

The scale and massing of new development on the subject Phase Two lands should be compatible with that of Phase One and with the existing development adjacent to or in close proximity to the subject lands. The predominant factors that will determine of the scale of a building are its height, size, location on the lot, and architectural treatment, including door and window openings, roof shapes, balconies, and porticoes. OPA #440 identifies the Phase One parcel as a gateway location and therefore, the subject lands should be of significant scale and massing in order to complement this gateway role. The proposed building design for Phase One incorporates a tiered upper floor, with 5 storeys wrapping around the corner of Woodbridge Avenue and Kipling Avenue. Phase Two proposes a 4-storey stacked townhouse condominium building as shown on Attachments #4, #5 and #6. The height of this building, the tiered architectural design, and the introduction of ground floor commercial must be reviewed in the context of the appropriate scale and massing consistent with this gateway location.

The proposed building materials for Phase One and Two include a combination of face brick and natural stone and stucco, with the face brick being the most dominant material. The roofline is relatively flat with minor dips where the rooflines match. Through the site plan review process, input will be obtained from area residents and ratepayer groups with respect to the final building elevations for Council's consideration.

d) Building Height

A tiered six-storey building has been approved for Phase One. The subject Phase Two applications propose a building height of 4-storeys along Kipling Avenue. An appropriate transition between the two phases and the lands to the south is important and must maintain a consistent complementary built form that contributes to the gateway core role envisioned at this corner, location, while not creating an adverse impact on the lands to the south.

Prior to Council's consideration of the site plan, the applicant should meet with the local ratepayers group and interested residents to discuss and obtain input into the development plans for this corner location.

Servicing

On October 4, 2004, Council approved a report from the Commissioner of Engineering/Public Works and the Commissioner of Planning with respect to the "Interim Strategy for Allocation/Reservation of Servicing Capacity. At the meeting, allocation was reserved for Ashlock Ltd/Sceptre Developments (Phase One) for 146 residential units. Availability of water and sanitary servicing Phase Two, must be identified and allocated by Council, if approved, as part of the site plan approval process.

Parking and Access

The preliminary site plan identifies two single driveway access points on Kipling Avenue, that will each serve as the main ingress and egress for both the Phase One and Phase development. The main parking area is located underground, except for 6 surface parking spaces located between the buildings within the internal courtyard, and concealed from street view. The Engineering Department must approve the final location of the access driveways on Kipling Avenue, through the site plan approval process.

The preliminary site plan proposes 300 parking spaces to serve the two phases of development of which 294 spaces are located in an underground parking garage. By-law 1-88 requires that parking for the proposed mixed use development be calculated as follows:

Residential Use (179 residential units x 1.5 spaces)	= 269 spaces
Residential Visitor Parking (179 units @ 0.25 spaces/unit)	= <u>44 spaces</u>
	313 spaces
	+
Commercial G.F.A (1392m ² @ 6 spaces/100m ²)	= <u>83 spaces</u>
Total Parking Required	= 396 spaces

Based on the preliminary site plan for Phases One and Two, the proposed parking supply is deficient by 96 spaces (24.2%) and therefore, a parking study is required in support of the proposal and must be reviewed and approved by the Engineering Department, prior to the enactment of the implementing zoning by-law and site plan approval. The specific commercial uses are not known at this time and therefore, the typical commercial parking rate of 6 spaces per 100m² of gross floor area has been applied. The parking requirement for this site may change as the specific commercial uses are identified. A parking study for Phase 1 of the proposed development was submitted and approved, but must be revised to include Phase 2, based on the new proposal. The final parking study must be approved to the satisfaction of the Engineering Department.

Heritage

Cultural Services Staff has reviewed the proposal and has indicated that the assembled landholding contain three buildings that are listed on the City of Vaughan's Inventory of Heritage Properties being 7913, 7925 and 7929. In particular, 7913 Kipling Avenue achieved a preliminary score of 71 points in the Built Heritage Evaluation process, which is a rating for "significant" heritage properties. As the application proposes to demolish all the structures, the applicant must therefore, consider the following comments that have been provided:

- The residential buildings at 7913, 7925 and 7929 Kipling Avenue are listed on the City of Vaughan's Inventory of Heritage Properties and as such are defined as buildings of cultural heritage value.
- The proposal includes buildings listed on the City of Vaughan Inventory of Heritage Properties, therefore, the above application is subject to review by the Heritage Vaughan Committee.
- A demolition permit will not be approved for 7913, 7925 and 7927 Kipling Avenue until further notice from Cultural Services Department, pending the submission of a Cultural Heritage Resources Impact Assessment for review by the Heritage Vaughan Committee addressing scale, materials and the general character of the historic village of Woodbridge.

As noted earlier, the Woodbridge Historic Commercial Centre Urban Design Guidelines approved by Council, included input from a visioning team comprised of residents, City Staff and area ratepayers, who prepared a list of structures with architectural and historic significance. The list was divided into 3 groups, (1 to 3), with Group 1 having including the structures with the most historic and architectural significance. The structure at 7913 Kipling Avenue was recognized as having some historic and architectural significance, but identified as a Group 3 structure.

An objective of the Woodbridge Historic Commercial Centre Guidelines is to retain the unique identity of the Woodbridge Historic Commercial Centre, to emphasize its historical and architectural heritage, and to create a cohesive streetscape. The preservation of significant structures should take priority over all other conditions, and general improvements or additions to older buildings in the area should be oriented towards restorations rather than modernization.

However, in instances where buildings have little historical or architectural merit, changes should be permitted if they enhance the overall streetscape, and would include the following:

- renovations that permit a change in use with the introduction of elements that improve both the function and aesthetic character of facades;
- addition of architectural details compatible with the historical period and architectural style of the building; and
- major building expansions that, by preserving at least two facades and part of the roofline, will improve the function of a building without comprising the integrity of its image and its contribution to the overall streetscape character.

In consideration of the above, the preferred approach is to restore and incorporate the listed structure into the development, but only if it can be architecturally incorporated without being detrimental to the streetscape and to the integration of the two phases. Proper integration of Phases One and Two is important since the development represents a gateway to the Woodbridge Core and will establish a standard for future development within the immediate area. If this is not possible, the removal of the buildings located on the site may be appropriate.

Region of York

The Regional Planning Department has reviewed the proposed development and has indicated that it is consistent with the Regional Official Plan policies to direct development to existing built-up urban areas, provide a wider range of housing types, and accessibility to existing and planned transit services.

Based on their preliminary review Regional Staff have no objection to the proposed Official Plan Amendment application for the land use change. As such the Official Plan application has been exempted from Regional approval, and should Vaughan Council approve the application, the City will be the final approval authority.

Relationship to Vaughan Vision 2007

This staff report is consistent with the priorities set forth in Vaughan Vision 2007, particularly 'A-5', "Plan and Manage Growth".

Conclusion

The subject lands (Phase Two) are designated "Low Density Residential" by OPA #240, which permits single detached residential dwellings with home occupation uses restricted to limited office commercial uses.

The Official Plan does not permit the proposed 4-storey mixed-use residential/commercial building, however, it does identify the approved Phase One development as a gateway location and encourages additional massing and design features. The proposed Phase Two development will be integrated with Phase One, located at the southeast corner of Kipling Avenue and Woodbridge Avenue. A redesignation of the subject lands to "Mixed Use Commercial" will facilitate a development that is functionally and architecturally consistent with the development located in the Woodbridge Core Area, and particularly at this gateway location.

The preliminary Phase Two building design incorporates architectural elements that are compatible with the Phase One development to the north, from a scale and massing perspective, and will add to the gateway role expected of this site. The details of the proposal will be reviewed more thoroughly as part of the site plan approval process. However, at this point in time, the site plan drawing submitted for the subject lands is preliminary and must be developed further.

On this basis, the Planning Department can support the approval of the Official Plan Amendment Application to redesignate the Phase Two lands from "Low Density Residential" to "Mixed Use Commercial" to permit the proposed 4-storey mixed-use residential/commercial condominium building, provided the issues of heritage preservation and/or appropriate disposition of heritage structures, parking, and building design with respect to addressing an appropriate transition between the existing and proposed land uses are finalized through the review of the site plan application. In consideration of the above, the implementing Official Plan Amendment will contain policies to address, these matters, which will be considered through the review of the related site plan application, prior to the technical report for the site plan being considered at a future Committee of the Whole meeting.

The applicant is required to submit a site development application for review, upon which the detailed aspects of site development will be provided in a future technical report, together with a zoning amendment application. In order to ensure that all exceptions are captured, the implementing zoning by-law will not be enacted until Council has approved a site plan application.

Attachments

1. Location Map
2. Conceptual Site Plan (Phase One and Two)
3. Conceptual Cross Section (Phase Two)
4. Conceptual West, East and South Elevations (Phase Two)
5. Conceptual East and North Elevations Phase One (Woodbridge Avenue)
6. Conceptual South and West Elevations Court Yards
7. Original Proposed Site Plan (May 16, 2005 Public Hearing)

Report prepared by:

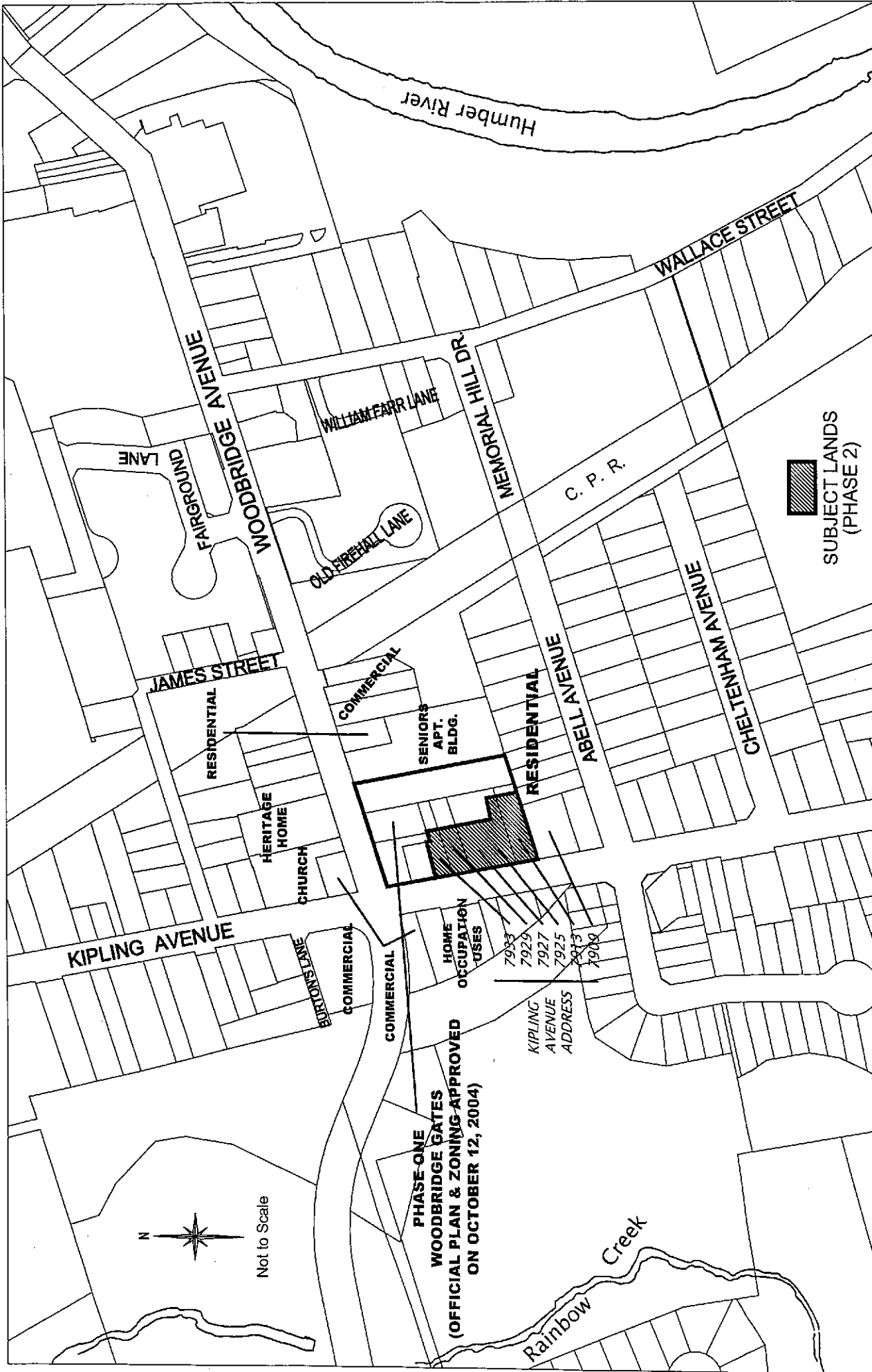
Eugene Fera, Planner, ext. 8064
Mauro Peverini, Senior Planner, ext. 8407
Grant Uyeyama, Manager of Development Planning, ext. 8635

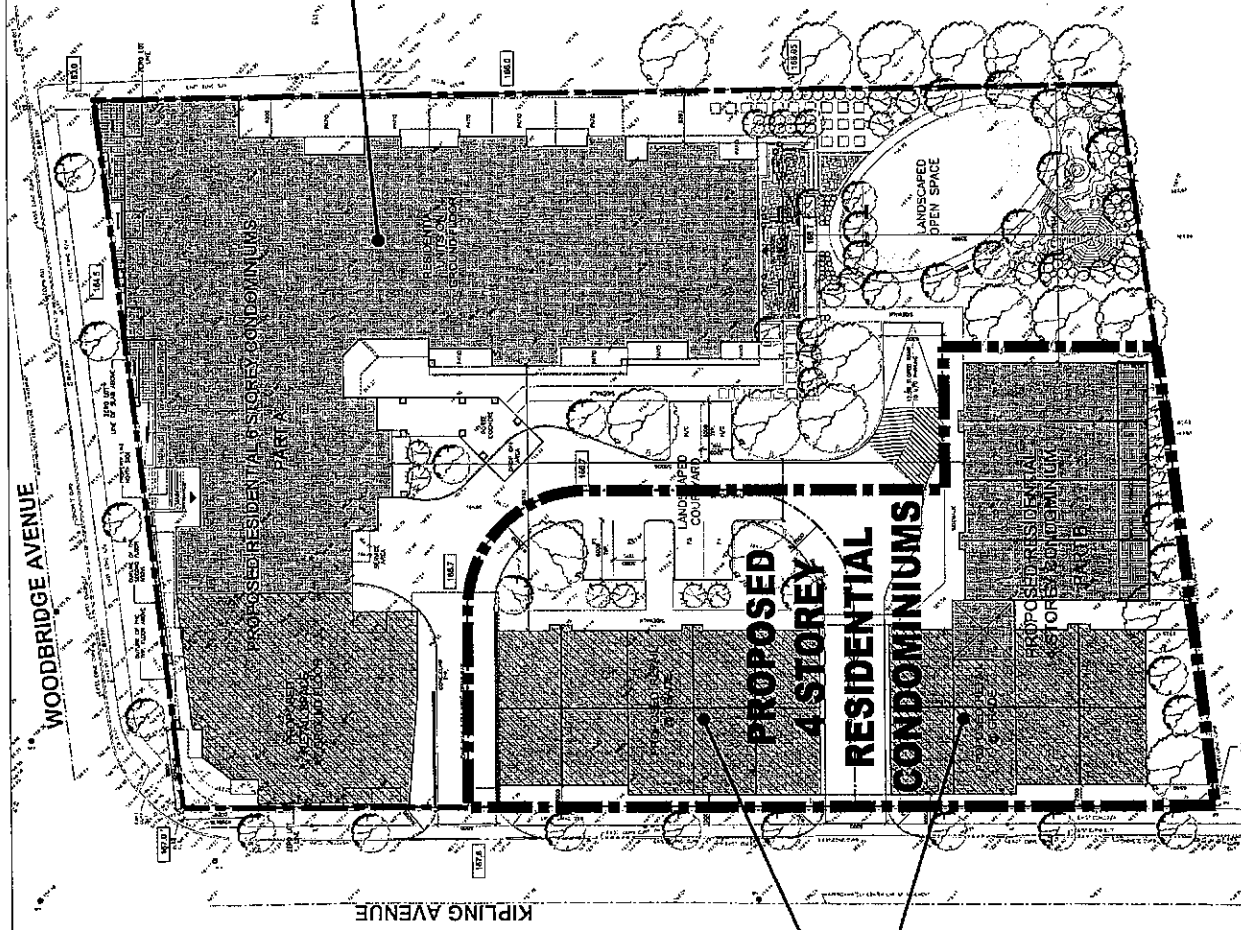
Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

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PHASE ONE
(OFFICIAL PLAN & ZONING
APPROVED ON OCTOBER 12, 2004)

Commercial units
on ground floor
along Kipling Ave.
w/internal parking
garage. Floors
two to four are
residential units.

PHASE TWO STATISTICS

WOODBRIDGE HEIGHTS	
SITE AREA	3022.7 m ²
GFA	3512 m ²
FLOOR SPACE INDEX	1.52
RESIDENTIAL UNITS	38
PARKING SPACES PROVIDED	70
GROUND FLOOR RETAIL	414 m ²
SECOND FLOOR RESIDENTIAL	1328 m ²
THIRD FLOOR RESIDENTIAL	1430 m ²
FOURTH FLOOR RESIDENTIAL	1430 m ²

SUBJECT LANDS - PHASE TWO



Not to Scale

Conceptual Site Plan

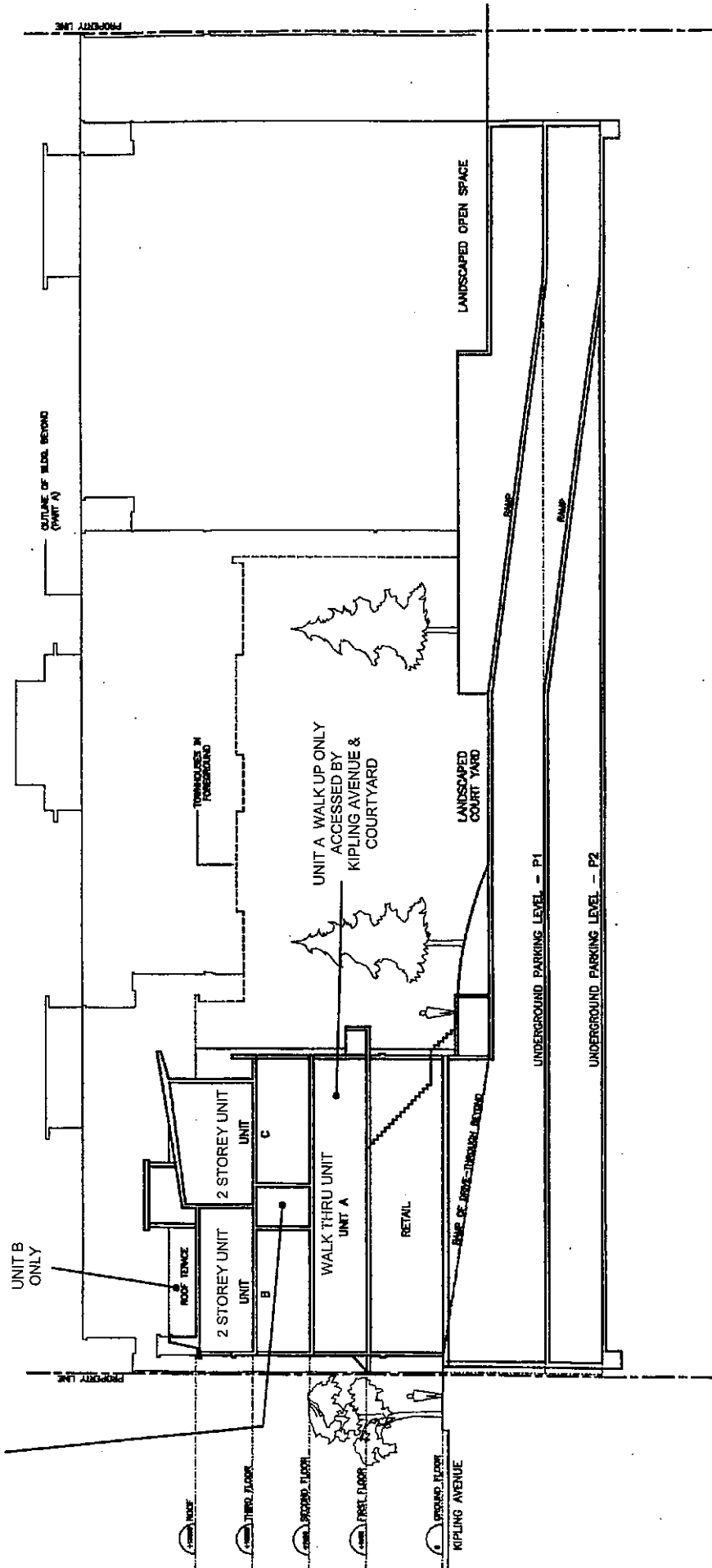
Part of Lot 7,
Concession 7
APPLICANT:
SCEPTRE DEVELOPMENTS
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Development Planning Department

Attachment 2
FILE No.:
OP.05.010
RELATED FILE:
Z.05.018
May 9, 2005

CORRIDOR ACCESSED BY
ELEVATOR FROM KIPLING AVENUE
& COURTYARD TO UNITS B + C



SECTION THROUGH PART B BUILDING

SCALE 1:100

Not to Scale

**Conceptual
Section Plan**

APPLICANT:
SCEPTRE DEVELOPMENTS

Part of Lot 7,
Concession 7

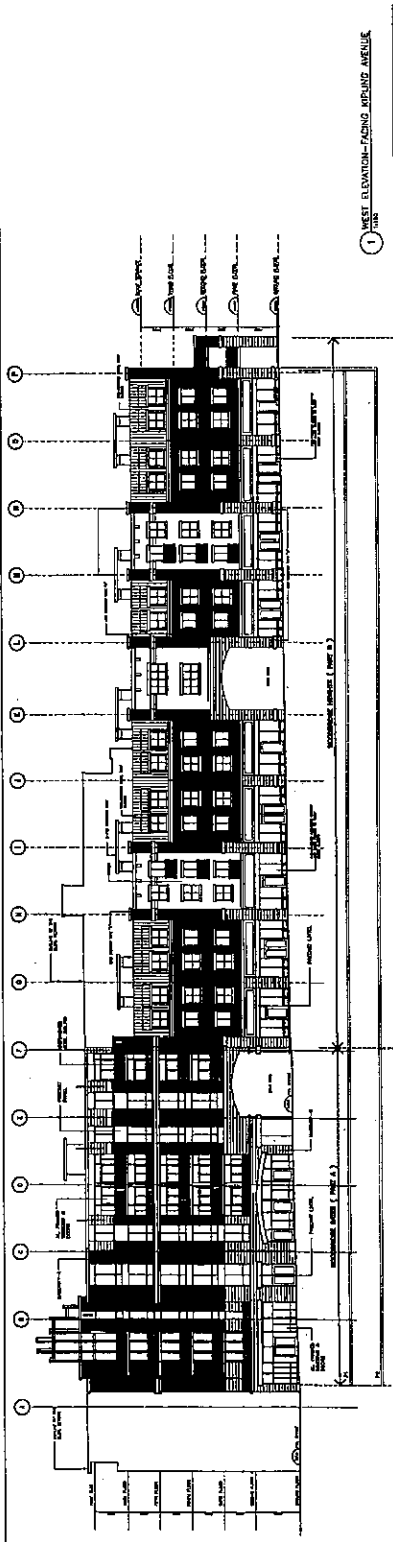
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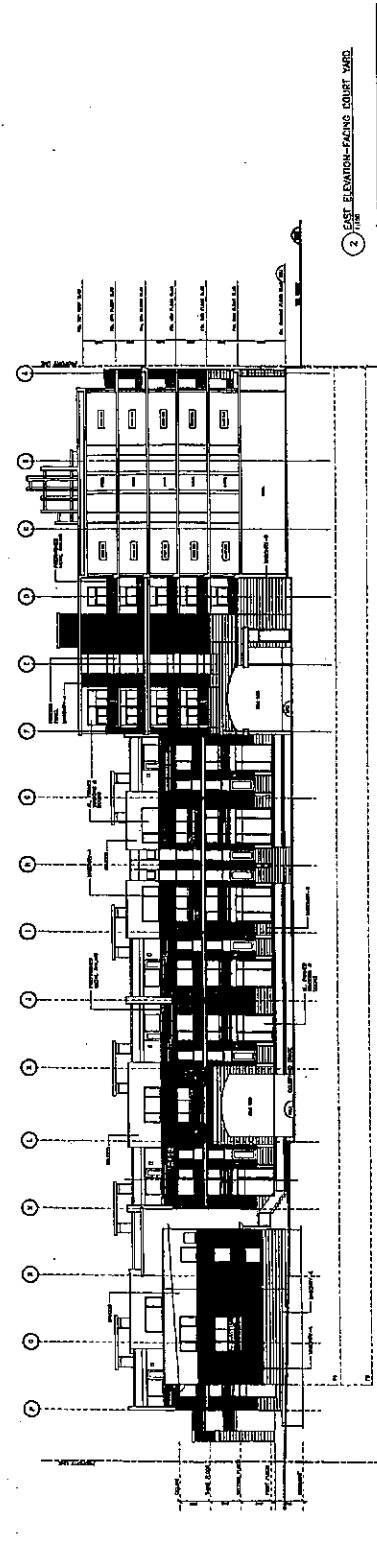
Development Planning Department

**Attachment
3**

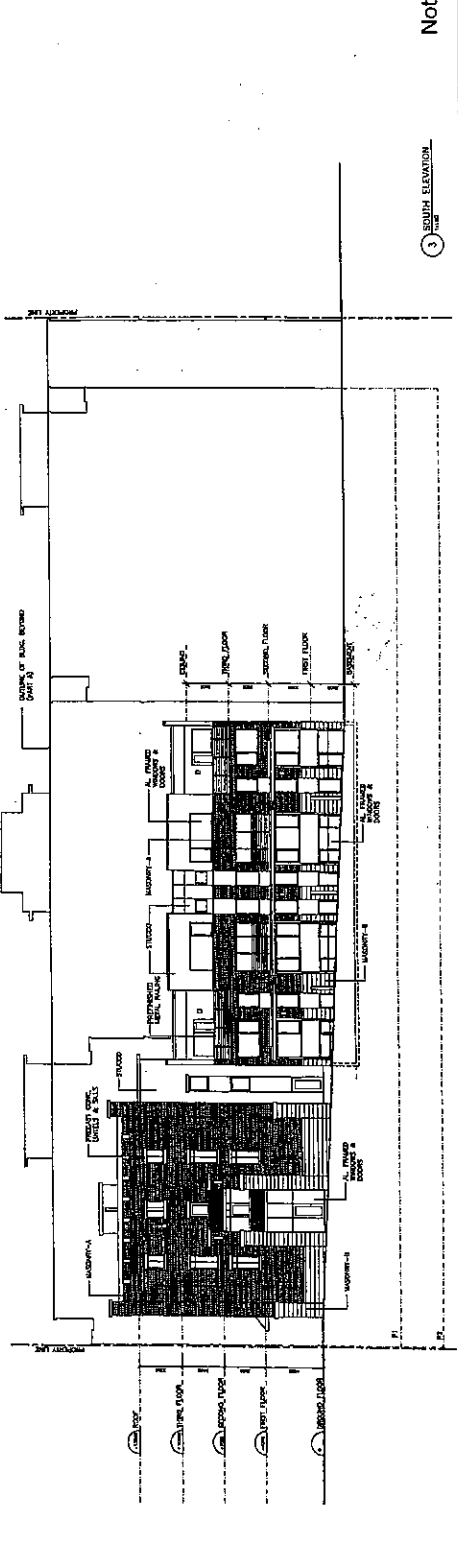
FILE No.:
OP.05.010
RELATED FILE:
Z.05.018
June 15, 2005



1 WEST ELEVATION-FACING MIDLAND AVENUE



2 EAST ELEVATION-FACING SOUTH WEST



3 SOUTH ELEVATION

Not to Scale

Conceptual Elevation Plan

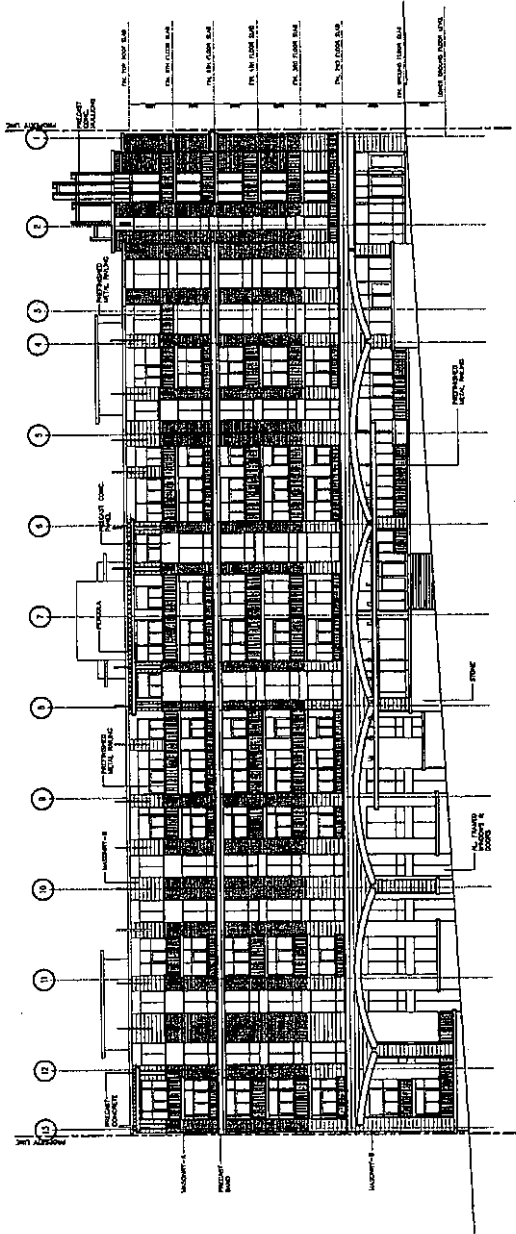
APPLICANT:
SCEPTRE DEVELOPMENTS
Part of Lot 7,
Concession 7



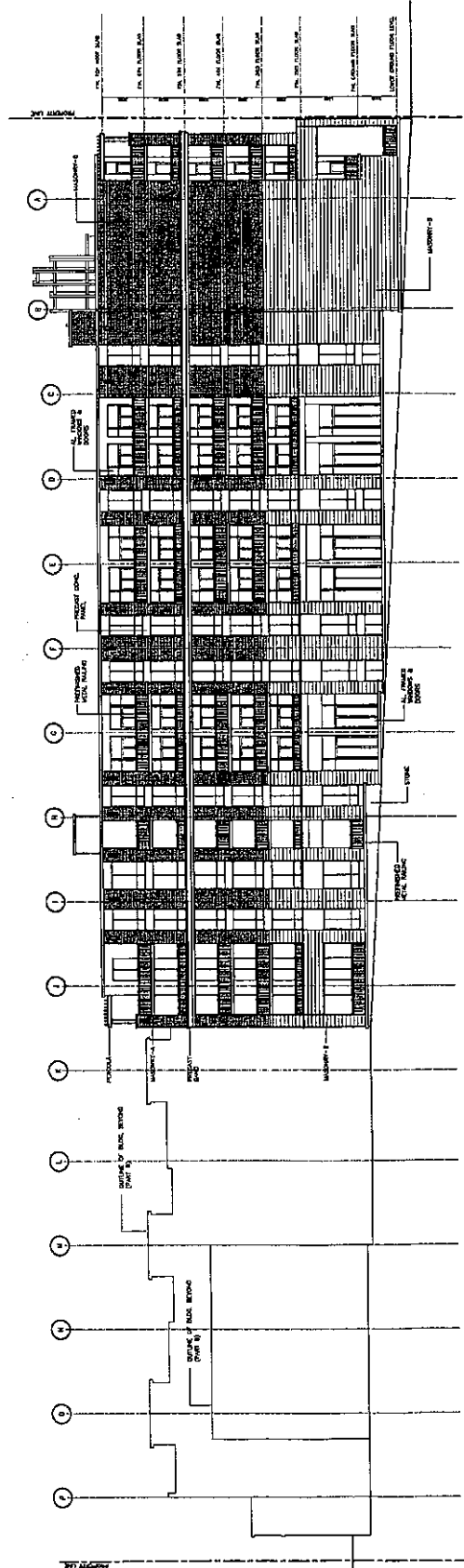
Development Planning Department

Attachment 4

FILE No.:
OP.05.010
RELATED FILE:
Z.05.018
May 9, 2005



4 NORTH ELEVATION—FACING WOODBRIDGE AVENUE
1/10/06



5 EAST ELEVATION
1/10/06

Not to Scale

Attachment 5

FILE No.:
OP 05.010
RELATED FILE:
Z.05.018
May 9, 2005

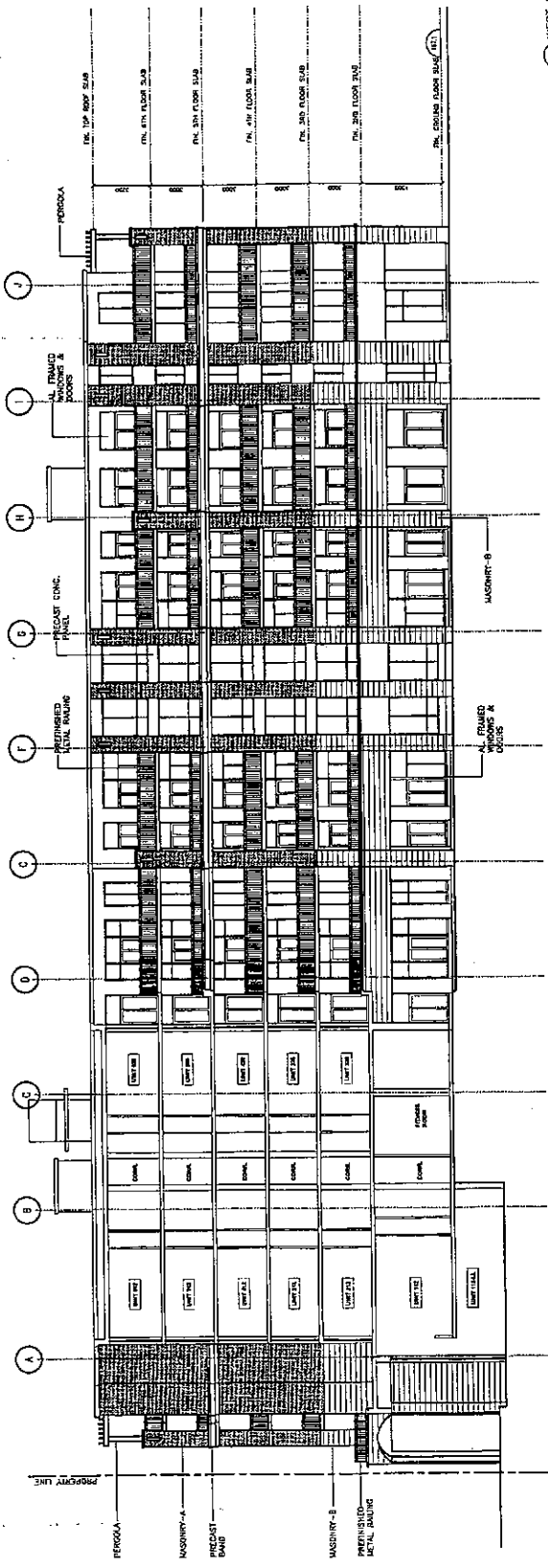


Development Planning Department

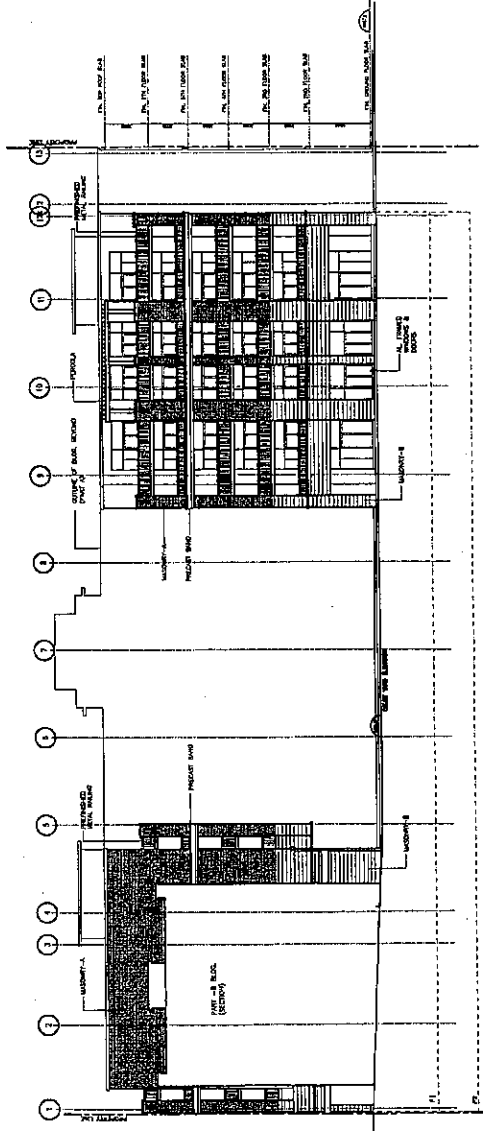
Conceptual Elevation Plan

Part of Lot 7,
Concession 7

APPLICANT:
SCEPTRE DEVELOPMENTS



6 WEST ELEVATION - COURT YARD
1/16"



7 SOUTH ELEVATION - COURT YARD
1/16"

Not to Scale

Attachment 6

FILE No.: OP.05.010
RELATED FILE: Z.05.018
May 9, 2005



Development Planning Department

Conceptual Elevation Plan

APPLICANT: SCEPTRE DEVELOPMENTS
Part of Lot 7, Concession 7

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PHASE ONE
(OFFICIAL PLAN & ZONING
APPROVED ON OCTOBER 12, 2004)

PHASE TWO STATISTICS (WOODBIDGE HEIGHTS)

SITE AREA	3622.7 m ²
GFA	6492 m ²
FLOOR SPACE INDEX	1.79
RESIDENTIAL UNITS	62
PARKING SPACES PROVIDED	67
GROUND FLOOR RETAIL	507 m ²
SECOND FLOOR RESIDENTIAL	1917 m ²
THIRD FLOOR RESIDENTIAL	2007 m ²
FOURTH FLOOR RESIDENTIAL	2007 m ²

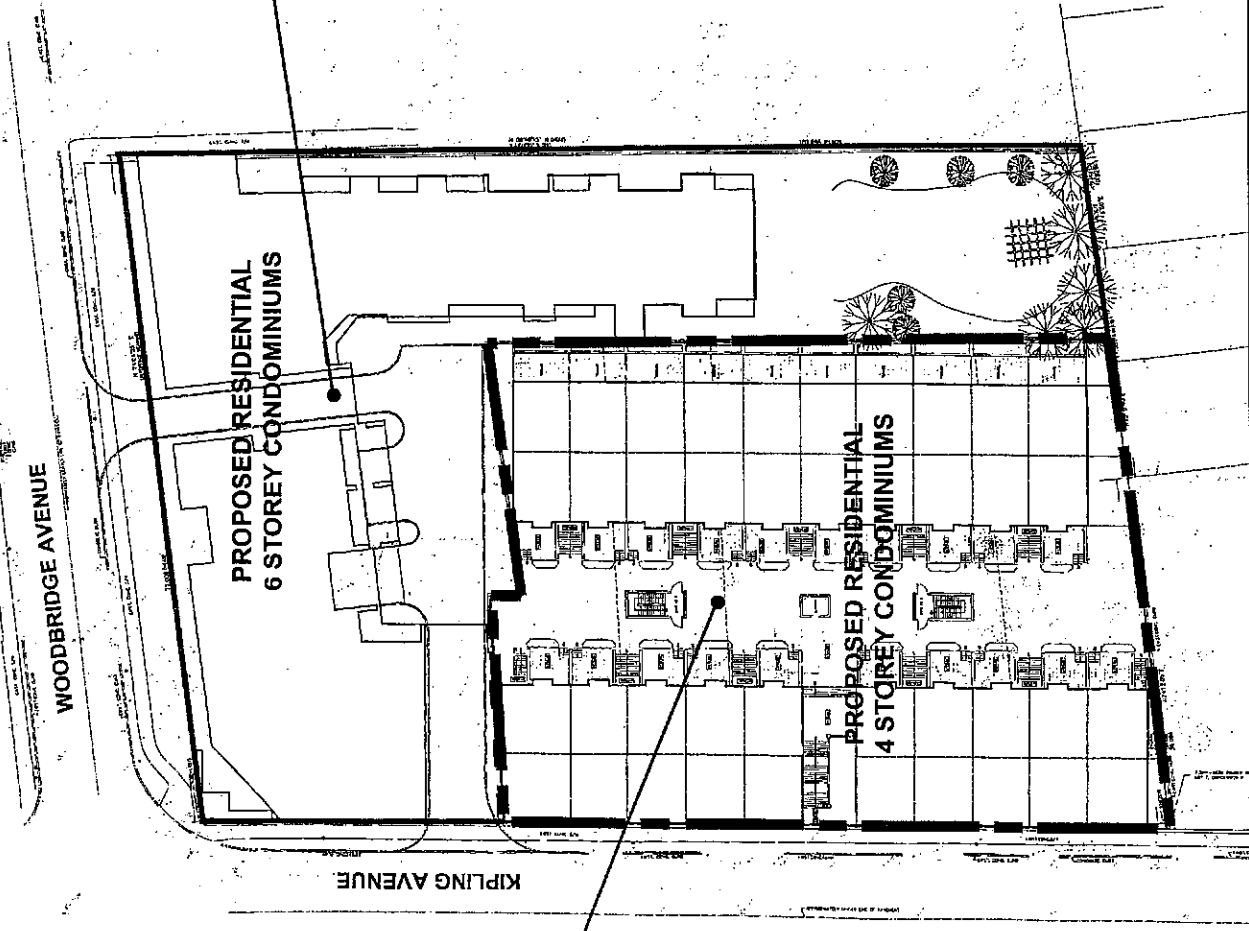
**GROUND FLOOR : COMMERCIAL UNITS ALONG KIPLING,
 WITH INTERNAL PARKING GARAGE**

FLOORS 2 - 4 : RESIDENTIAL UNITS

--- SUBJECT LANDS

Not to Scale

Attachment 7
 FILE No.: OP.05.010
 RELATED FILE: Z.05.018
 June 15, 2005



City of **Vaughan**

Development Planning Department

Original Proposed Site Plan
(May 16/05 Public Hearing Meeting)

Part of Lot 7,
 Concession 7

APPLICANT:
 SCEPTRE DEVELOPMENTS